

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	45-DR-2005#2 Safari (Riverwalk) Condominiums-Phase 2		
LOCATION	4601 N. Scottsdale Road		
REQUEST	Request approval of site plan and elevations for residential/retail.		
OWNER	Riverwalk Square Development LLC 480-993-0560	ENGINEER	Quantum Consulting Engineers 206-987-3900
ARCHITECT/ DESIGNER	Miller Hull 206-682-6837	APPLICANT/ COORDINATOR	Chris Camberlango Miller Hull Partnership

BACKGROUND

Zoning.

The zoning for this site is D/RCO-2 DO PBD (Downtown; Regional Commercial Office, Type II; Planned Block Development, Downtown Overlay). This zoning category contemplates regional scale commercial office and/or residential land uses, with urban scale and form. At the time of the original zoning, the adjacent parcel of land to the west, was zoned and site planned for a commercial component to the project; with the subject parcel being zoned for a minimum of 215 residential housing units.

Context.

The site is located northeast of the intersection of Camelback and Scottsdale Roads. Generally, the subject site is located to the east of the Fashion Square signal alignment, north and east of the existing Bombay Company/Coffee Bean building & closed gas station. Phase I (45-DR-2005) included all buildings fronting the canal, and the northeasterly buildings from the internal driveway to the canal

Adjacent Uses:

- North: Existing office buildings in the C-2 zone.
- South: Existing commercial land uses in a C-3 (DO) zone (Bombay Company & Coffee Bean building)
- East: Phase I of the Safari Development (Riverwalk); SRP Canal; Existing residential buildings in the R-5 (DO) zone.
- West: Vacant parcel site planned for a commercial land use in the D/RCO-2 DO PBD zone, and Fashion Square Mall; also in the D/RCO-2 DO PBD zone.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is proposing to build a total of 205 condominium units in 2 phases, on the subject site. The request before the Board at this time is for Phase II that will contain 108 units, in 4 buildings. Phase II will include the remaining buildings, all of which are located on the northwesterly portion of the parcel, to the southeast of the 72nd Place and Coolidge.

Development Information:

- Existing Use: Vacant parcel; formerly the old Safari Hotel.
- Proposed Use: Multi-family residential
- Parcel Size: Current Development Phase is +/- 1.16 acres; the total size is 4.96 acres for both phases.
- Building Size: Phase II has 4 buildings, totaling 140,311 square feet; the total square footage for both phase will be approximately 325,866 square feet.
- Building Height Allowed: 65 feet
- Building Height Proposed: 65 feet
- Parking Required: Phase 2 = 108; the total required parking for both phases is 205 spaces.
- Parking Provided: 314 spaces are provide for both phases.
- Open Space Required: None
- Open Space Provided: 95,739 square feet is provided in Phase II; the total open space provided for both phase is 187,893 square feet.
- FAR: The FAR allowed is 1.6 (0.8 Base; 0.3 bonus – underground parking; 0.1 bonus Planned Block Development (PBD); 0.4 bonus – Residential); the total FAR for both phases is 1.51.
- Number of Units: 205 Total; 97 in Phase I, and 108 in Phase II
- Density: The density allowed is 50 unit per acre; the provide density for both phases is 41.33 units per acre
- Retail Area: 1115 square feet in Phase II; the total retail area for both phases in 3562 square feet.
- Office Area: 1598 square feet in Phase I, Phase II does not contain an area for an office.

DISCUSSION

The design takes a large program and breaks it into manageable, human-scaled pieces, providing the feeling of an urban neighborhood, with a great deal of variety of scale and details. Throughout the development abundant landscaping and water features are provided. The parking garage lid has been designed to

provide for deep planting beds, allowing for substantial planting at plaza level. The intent is to completely hide the fact that there is a below-grade parking structure throughout.

The design concept includes "passive" solar strategies, including the use of thermal mass and deep overhangs. "Active" strategies including the use of evaporative cool towers that capitalize on the natural cooling effect of evaporating water with warm desert winds to provide cool air to outdoor gathering spaces. Two residential swimming pools, associated gardens and a natural evaporative cool tower are included in Phase II.

The applicant has provided an overall architectural expression that is derived from a response to the desert climate. Covered recesses at the building envelope are designed to protect glazing and retractable walls from direct sun, affording each resident the indoor/outdoor lifestyle that defines Scottsdale. Materials have been selected that provide built-in protection against the elements, reducing maintenance costs while giving the project a rustic feel that is in-line with the desert context. Weathered steel guardrails, trellises and siding and integral-colored stucco provide a warm fine-grain finish without the need for high maintenance coatings. Each unit will contain a private outdoor living area that ranges from 800 square feet to 1800 square feet.

Vehicular circulation is concentrated along Safari Drive, Coolidge Street, 72nd Place, and 72nd Way. Safari Drive is two-way designed in urban character with parallel parking and trees on each side. A two-way ramp at the southwest of the site will provide access to the Phase I underground parking garage. Phase II also completes the pedestrian circulation from the canal bank to 72nd Place by means of a sidewalk adjacent to Safari Drive, the east cul-de-sac, and through a pedestrian plaza located on Phase I between building G and H.

OTHER BOARDS AND
COMMISSIONS

The City Council, on May 28, 2005, approved the site plan, subject to stipulations, on a 6-0 vote (Drake abstained). The site plan review, while normally a Development Review Board function, was required pursuant to a stipulation on the previous zoning case, and the Council was the reviewing authority on site plan issues on this case.

The Development Review Board previously approved Phase I under the case number 45-DR-2005 on July 7, 2005.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

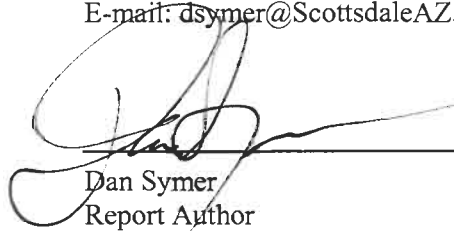
**Scottsdale Development Review Board Report
2005#2**

Case No. 45-DR-

STAFF CONTACT(S)

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APPROVED BY



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Report Author



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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
- 2B. Context Aerial with Site Plan
3. Zoning Map
4. Phase I and Phase II Site Plan
5. Phase II Elevations
6. Phase II Perspectives
7. Phase I Elevations
8. Exterior Materials
9. Landscape Plan
10. Floor Plans
11. Exterior Site Lighting Plans and Manufacture Site Lighting Cutsheets.
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements

SAFARI DRIVE PHASE 2

May 3, 2006

Project Description

Riverwalk Square as currently envisioned will consist of approximately 205 condominium units and amenities totaling approximately 325,000 gross square feet of building area, and 320 parking spaces in a below-grade structure, built in two phases. The project consists of two phases. The overall master plan for both phases and the architectural expression of Phase 1 have been approved by the Development Review Board. With this review, we seek specific approval for the architecture of Phase 2.

The project includes several amenity structures including three swimming pools and various opportunities for retail. Abundant landscaping will be provided throughout the development, including many large trees and other significant planting areas made possible by blockouts in the parking garage below.

The overall program intent is to create a new vibrant live/work neighborhood in downtown Scottsdale. By designing highly flexible ground floor units, it is hoped that there will be a mix of small retail/commercial space among the residential units.

Phase 2 Description

The design of Phase 2 compliments the architecture of Phase 1 while completing the active neighborhood started in the first phase. Phase 2 will consist of 108 residential units, ranging from 800sf to 1800sf each with ample outdoor living space and one (1) prime retail space located at the heart of the neighborhood. The units are divided up among two primary buildings four or five stories in height. All vehicular circulation is concentrated along a two-way access drive with main street-type parallel parking on each side entered from the north and culminating at the heart of the site in a circular court shared by automobiles and pedestrians and exits at the west edge. A two-way road along the west and south edges of the site will provide access to the Phase 1 underground parking garage. One residential swimming pool and associated gardens are included in Phase 1. Phase 2 completes a generous pedestrian link from the Arizona Canal to Scottsdale Road.

Trash chutes have been provided on each floor of each vertical circulation core to convey residents' trash to the parking garage level where mechanically ventilated trash rooms are located. Trash will be lifted via a hydraulic lift to a mechanically conditioned enclosure at Plaza level on scheduled trash pickup days for access by city trash trucks. Recycling bins have been located in each trash chute room to be collected by maintenance and moved to large recycling tubs at the garage level.

Design Intent

The utmost responsibility of the design team has been to respond to the desert climate with appropriate form, details and orientation. We also strived to provide shaded outdoor living opportunities for each and every homeowner as well as for the development as a whole. These goals resulted in a building envelope that folds inward and outward, similar to the fluted skin of a cactus that ensures that at least half of the cactus is in shadow at all times. The undulating building form creates shade pockets for outdoor living to occur and to reduce heat gain on the building façade. This design strategy takes a large program and breaks it into manageable, human-scaled pieces, providing the feeling of an urban neighborhood, with a great variety of scale and details. The design concept also incorporates other "passive" solar strategies as well, including the use of thermal mass and deep overhangs. "Active" strategies include the use of an evaporative cool tower that capitalizes on the natural cooling effect of evaporating water by harnessing the naturally occurring warm desert winds to provide cool air to outdoor gathering spaces.

The pool courtyard formed by the U-shaped Building A is finished primarily with a subtle "Willow Green" colored stucco that, in combination with bamboo privacy screens at many residential patios, forms a lush inner lining to contrast the weathered steel and warm gray stucco outer facades. The abundant

shade provided in this courtyard by the surrounding building walls allows ample glass to open onto the courtyard providing opportunities for indoor/outdoor living.

Throughout the development abundant landscaping and water features are provided. The parking garage lid has been designed to provide for deep planting beds, allowing for substantial planting at plaza level. The intent is to completely hide the fact that there is a below-grade parking structure throughout.

Finally, the overall architectural expression is derived from a response to the desert climate. The exterior skin creates deep pockets to protect glazing from direct sun, affording each resident the indoor/outdoor lifestyle that defines the Southwest. Materials have been selected that provide built-in protection against the elements, reducing maintenance costs while giving the project a rustic feel that is in-line with the desert context. Weathered steel guardrails, trellises and siding, and integral-colored stucco provide a warm fine-grain finish without the need for high-maintenance coatings.

Special Project Features

Our project has been accepted for the Advanced Level of the City of Scottsdale's forward-thinking Green Building Program. Several "green building" strategies have been incorporated into the design to reduce the impact on the environment and operating and maintenance costs of the buildings.

An evaporative cool tower, similar to the cool tower in Phase 1 provides cool air to a primary exterior gathering space located adjacent the retail space and primary street entrance at the southwest corner of Building A. The cool tower technology is simple, based on towers throughout middle-eastern desert regions, and proven more recently in projects such as the Visitor Center at Zion National Park. Warm desert winds are captured at the top of the tower and pass through wetted material causing the water to evaporate. The evaporative process creates cool heavy air that naturally drops down the cool tower shaft and is delivered at the base at roughly 75 degrees on a 115 degree summer day. The cool air hearth is combined with a fireplace at the base to create comfort on both cool and warm days. This tower also serves as a wayfinding feature and a point of interest for the greater community.

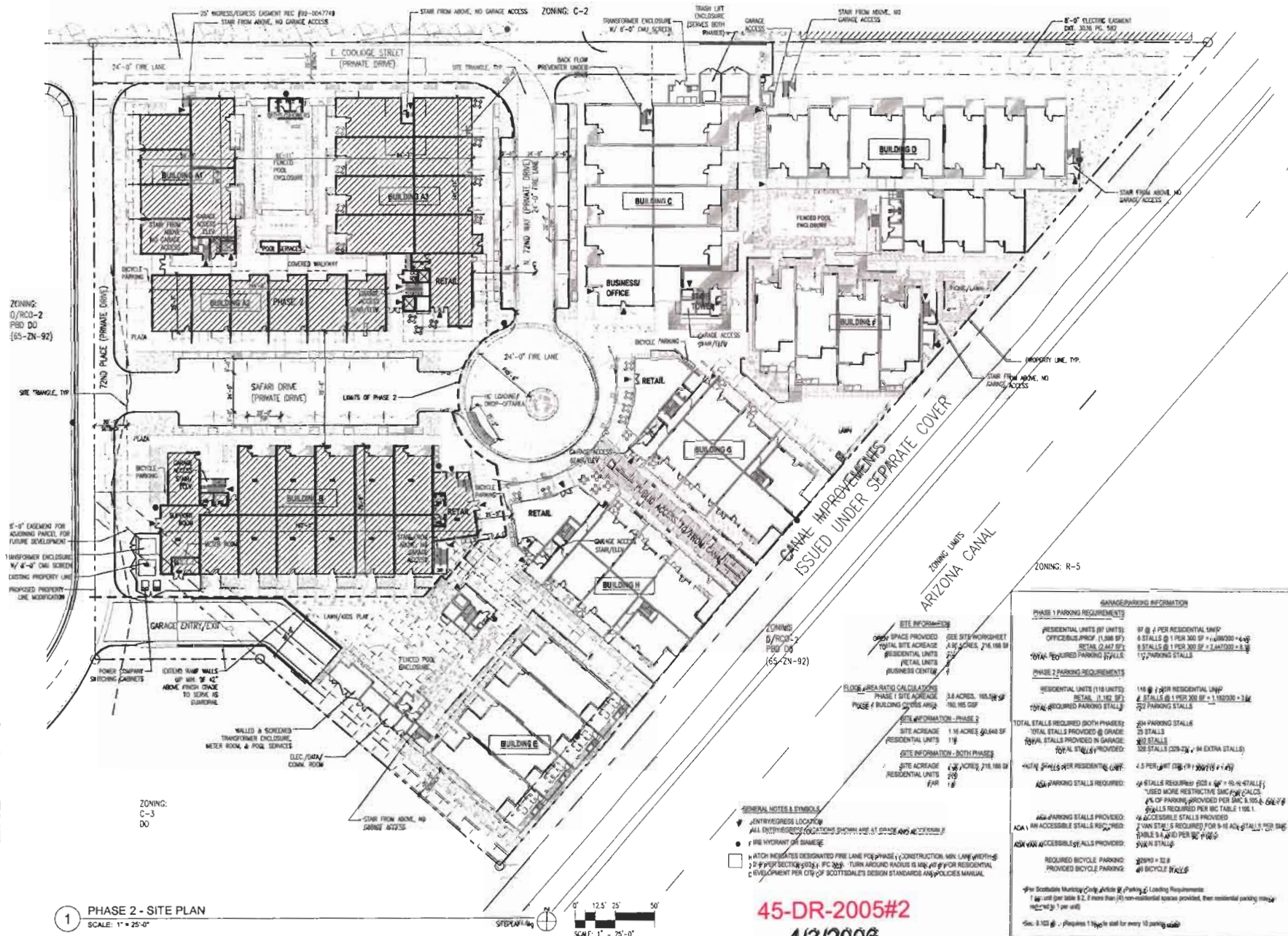
ATTACHMENT #2



Riverwalk Condominiums-Phase 2

45-DR-2005 #2

ATTACHMENT #2A



100



BUILDING A SOUTH ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTERNAL COLOR: BENJAMIN MOORE HC-128 "MERCURY CHARCOAL"
- STUCCO TYPE 2
INTERNAL COLOR: BENJAMIN MOORE 2150-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTERNAL COLOR: BENJAMIN MOORE 3077-30 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2

4/3/2006



BUILDING A EAST ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-166 "KINDALL CHARCOAL"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS W/CLERAN ANODIZED ALUMINUM FRAME

45-DR-2005#2
4/3/2006



BUILDING A WEST ELEVATION

0 4 8 12 16 20

SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTERNAL COLOR: BURNHAM MOORE HC-1818 "MUSKIE CHARDON"
- STUCCO TYPE 2
INTERNAL COLOR: BURNHAM MOORE 2153-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTERNAL COLOR: BURNHAM MOORE 2377-38 "FOLI LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/CLADDING
- CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2

4/3/2006



BUILDING A NORTH ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

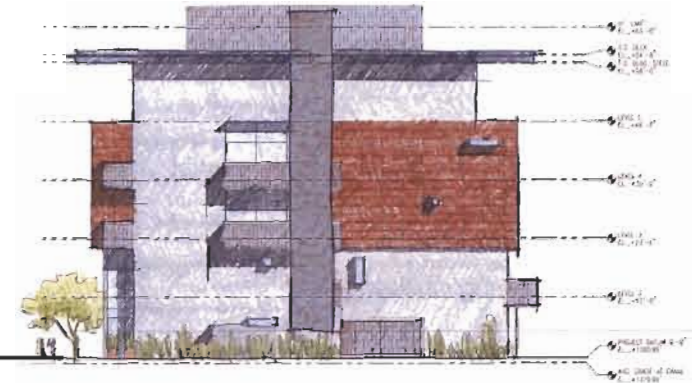
SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTERIOR COLOR: BENJAMIN MOORE HC-480 "KENDALL CHARCOAL"
- STUCCO TYPE 2
INTERIOR COLOR: BENJAMIN MOORE 2-50-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTERIOR COLOR: BENJAMIN MOORE 2077-20 "JOY LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREENS/GRATES
- CLEAR GLASS W/ YELLOW ANODIZED ALUMINUM FRAME

45-DR-2005#2

4/3/2006



STREET ELEVATION FROM 72ND PLACE LOOKING EAST

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
NATURAL COLOR BENJAMIN MOORE HC-155 "CHOCOLATE CHARCOAL"
- STUCCO TYPE 2
NATURAL COLOR BENJAMIN MOORE 2153-10 "MELLOW GREY"
- STUCCO TYPE 3
NATURAL COLOR BENJAMIN MOORE 2077-30 "HOT SPICE"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREENS/QUADRANT
- CLEAR GLASS W/ CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
4/3/2006



0 4 8 12 16 20
SCALE 1/16"=1'-0"

BUILDING B NORTH ELEVATION

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

	STUCCO TYPE 1
	INTERNAL COLOR: BENJAMIN MOORE HC-155 "MENDALL CHOCOLATE"
	STUCCO TYPE 2
	INTERNAL COLOR: BENJAMIN MOORE 2150-10 "MELLOW GREEN"
	STUCCO TYPE 3
	INTERNAL COLOR: BENJAMIN MOORE 2077-30 "VIOLET UPS"
	WEATHERED STEEL PANELS
	WEATHERED STEEL SCREEN/CLADDING
	CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2

4/3/2006



BUILDING B SOUTH ELEVATION

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

0 4 8 12 16 20
SCALE 1/16"=1'-0"

- STUCCO TYPE 1
INTERNAL COLOR: BENJAMIN MOORE HC-166 "GENEAL CHARCOAL"
- STUCCO TYPE 2
INTERNAL COLOR: BENJAMIN MOORE 2150-10 "YELLOW GREEN"
- STUCCO TYPE 3
INTERNAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
4/3/2006



BUILDING A - COURTYARD

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL
28 MARCH 2006



BUILDING A - COURTYARD

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL
28 MARCH 2006

45-DR-2005#2
4/3/2006



CANAL ELEVATION

RIVERWALK SQUARE

MAY 25 2005

MILLER HULL

45-DR-2005#2
4/3/2006



BUILDING C & D: NORTH ELEVATION

RIVERWALK SQUARE

JUNE 27, 2005



45-DR-2005#2
4/3/2006



BUILDING C: EAST ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

RIVERWALK SQUARE

MAY 17, 2005

MILLER HULL

45-DR-2005#2
4/3/2006



0 4 8 12 16 20
SCALE 1/16"=1'-0"

BUILDING E: EAST ELEVATION

RIVERWALK SQUARE

MAY 17, 2005

MILLER HULL

45-DR-2005#2
4/3/2006



BUILDING F: SOUTH ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

RIVERWALK SQUARE

MAY 17, 2005

MILLER HULL

45-DR-2005#2
4/3/2006

45-DR-2005#2
4/3/2006

ALL PARTS TO BE
IN PLACE SYSTEM.

INTERIOR
COLORED CONCRETE
PAINT.

INTERIOR
PAINTS
"JANITIME"

INTERIOR TYPE
SEALANT
EPOXY RESIN-100% SOLIDS.

WEATHERING "GARDEN" SYSTEM

SAFARI DRIVE - PHASE 2 - SUBMITTAL

INTERIOR COLOR
SPACCO TYPE 2:
BAPTISM IN MARR
HARVEST (GREEN) 2/50-10



TOPDRESS / DUST CONTROL

18" MINUS DECOMPOSED GRANITE, MIN. 3" DEPTH IN ALL AREAS) AKA UN. ESS OTHERS NOTED.

COLOR: SAN TAN MIRAGE, AS SUPPLIED BY GRANITE CO. UN. 254-6998. SEE PLAN FOR LOCATIONS.

18" MIN. NATURAL LOG STABILIZED DECOMPOSED GRANITE, MIN. 4" DEPTH. COLOR: SAN TAN MIRAGE, AS SUPPLIED BY GRANITE EXPRESS (480) 254-6998. SEE PLAN FOR LOCATIONS.

BLACK MEDIAN BENCH PRESSIES

MEDIUM 2" - 2" FINISHING DUST: APACHE STONE

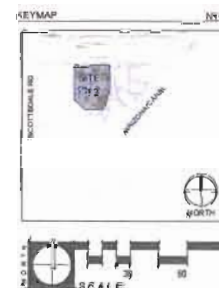
NOTES

(*) DIMENSIONED PLANTS NOT ON THE ADMIN LIST.

FOR ENLARGED CONCEPTUAL
LANDSCAPE PLAN FOR PHASE II,
SEE SHEET PL-1.1

TOTAL SITE:	70,276 SQ.FT.
ALLOWED:	3,064 SQ.FT.
PROVIDED:	765 SQ.FT.

TOTAL PLANTABLE AREA: 4,360 SQ. FT.
NUMBER OF MATURE TREES REQUIRED: 15
NUMBER OF MATURE TREES PROVIDED: 21



16 FEBRUARY 2006
NL
CJ

CONCEPTUAL
LANDSCAPE
PLAN
PL-1.0



KEYNOTES

- 1 PROPERTY LINE
- 2 CONSTRUCTION LIMIT LINE FOR PHASE II
- 3 UNDERGROUND UTILITY LINE
- 4 LIMIT OF UNDERGROUND GARAGE
- 5 SIGHT VISIBILITY LINE
- 6 LIMIT OF DECOMPOSED GRANITE
- 7 CONCRETE SLAB - NATURAL GRAY CONCRETE WITH MEDIUM BROOM FINISH
- 8 CONCRETE SLAB WITH INTEGRAL COLOR - SAND COLOR - SAN DIEGO BUFF WITH MEDIUM BROOM FINISH
- 9 STABILIZED DECOMPOSED GRANITE - SEE PLANT LEGEND FOR SIZE AND COLOR
- 10 OVERSTRUCTURE PLANTING AREA
- 11 PLANTING AREA
- 12 1/2" HIGH STEEL PIPE FENCE
- 13 LANDSCAPE STEEL HEADER
- 14 STEEL POST
- 15 RAISED STEEL PLANTER BOX
- 16 ADDITIONAL PLANTING
- 17 MEXICAN BEACH PEBBLES - SEE PLANT LEGEND FOR SIZE AND COLOR
- 18 POOL
- 19 FIRE PIT
- 20 ASPHALT DRIVE
- 21 3" HIGH SCREEN WALL
- 22 GATE
- 23 3" HIGH C.I.P. CONCRETE PEDESTAL
- 24 2' 6" C.I.P. HIGH SCREEN WALL
- 25 SIGHT VISIBILITY TRIANGLE
- 26 DECOMPOSED GRANITE - SEE PLANT LEGEND FOR SIZE AND COLOR

DECOMPOSED GRANITE TO BE USED AS TOP DRESS IN ALL RETENTION AREAS - SEE PLANT LEGEND FOR SIZE AND COLOR.

PLANT LEGEND

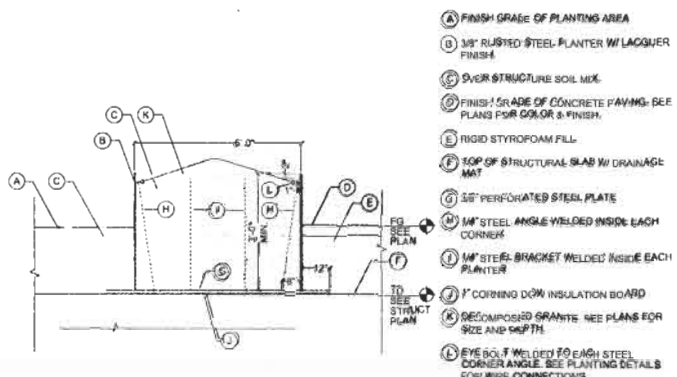
SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS	QTY.
TREES				
1	PLATANUS RADICATA (PLANE TREE)	12" DBH		1
2	CAESALPINIA PANDORA (PANDORA TREE)	12" DBH	10' H x 12" W	5
3	ALOUERIA (ALOUERIA)	12" DBH	10' H x 12" W	18
4	CAESALPINIA HYBRIDA (PANDORA TREE)	12" DBH	10' H x 12" W	18
5	ALOUERIA (ALOUERIA)	12" DBH	10' H x 12" W	1
ACCENTS / SHRUBS				
6	ALOUERIA (ALOUERIA)	12" DBH		12
7	ALOUERIA (ALOUERIA)	12" DBH		23
8	ALOUERIA (ALOUERIA)	12" DBH		101
9	ALOUERIA (ALOUERIA)	12" DBH		28
10	ALOUERIA (ALOUERIA)	12" DBH		84
11	ALOUERIA (ALOUERIA)	12" DBH		6
12	ALOUERIA (ALOUERIA)	12" DBH		10
13	ALOUERIA (ALOUERIA)	12" DBH		4
14	ALOUERIA (ALOUERIA)	12" DBH		152
15	ALOUERIA (ALOUERIA)	12" DBH		374
GROUND COVER				
16	ALOUERIA (ALOUERIA)	12" DBH		16
17	ALOUERIA (ALOUERIA)	12" DBH		24
18	ALOUERIA (ALOUERIA)	12" DBH		116

TOP DRESS / DUST CONTROL

- 1 1/2" MINUS DECOMPOSED GRANITE, MIN. 1" DEPTH IN ALL PLANTING AREAS (SEE PLANT LEGEND FOR SIZE AND COLOR)
- 1 1/2" MINUS NATURE LOOK STABILIZED DECOMPOSED GRANITE, MIN. 1" DEPTH IN ALL PLANTING AREAS (SEE PLANT LEGEND FOR SIZE AND COLOR)
- 1 1/2" MINUS NATURE LOOK STABILIZED DECOMPOSED GRANITE, MIN. 1" DEPTH IN ALL PLANTING AREAS (SEE PLANT LEGEND FOR SIZE AND COLOR)
- 1 1/2" MINUS NATURE LOOK STABILIZED DECOMPOSED GRANITE, MIN. 1" DEPTH IN ALL PLANTING AREAS (SEE PLANT LEGEND FOR SIZE AND COLOR)

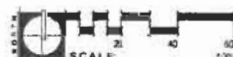
NOTES

- (*) DENOTES PLANTS NOT ON THE ACRH LIST



1 STEEL PLANTER AT DRIVE
SCALE: 1/2"=1'-0"

ALL OVERSTRUCTURE TREE PLANTERS TO HAVE A 3' MINIMUM DEPTH AND SHRUB PLANTERS TO HAVE A 2' MINIMUM DEPTH



SAFARI DRIVE
SAVATTALE ARIZONA



PHASE 1
DRY

16 FEBRUARY 2006
NL
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CONCEPTUAL
LANDSCAPE
PLAN
PL-1.1

45-DR-2005#2

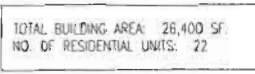
2/16/2006

DESIGN
REVIEW
BOARD

DATE _____
 DRAWN _____
 CHECKED BY _____
 CAP PROJECT _____
 CAP FILE # _____

NO DECEMBER 2000
 16
 162
 ALL TP1.000

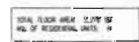
**BUILDING A1
FLOOR PLAN
WORKSHEET**



AB_FPS.DWG



AB_FP1.DWG



ALPENDING

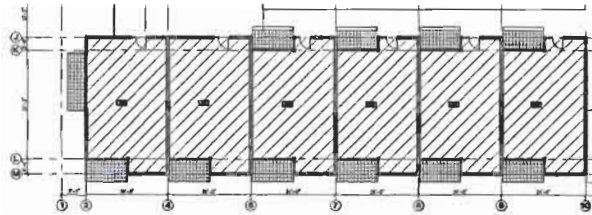


ABSTRACT: 2000



AB_FP1.DWG

TOTAL BUILDING AREA: 24,350 SF
NO. OF RESIDENTIAL UNITS: 22

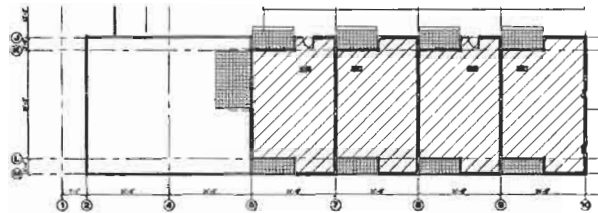


TOTAL FLOOR AREA: 3,079 SF
NO. OF RESIDENTIAL UNITS: 6

BUILDING A2 - THIRD FLOOR PLAN

AB_FP3.DWG

3

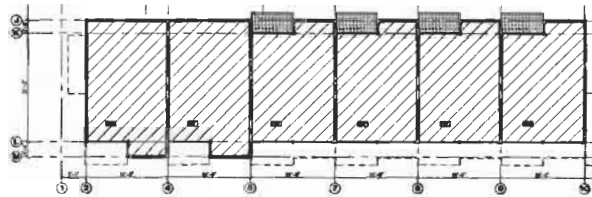


TOTAL FLOOR AREA: 3,465 SF
NO. OF RESIDENTIAL UNITS: 6

BUILDING A2 - FIFTH FLOOR PLAN

AB_FP5.DWG

5

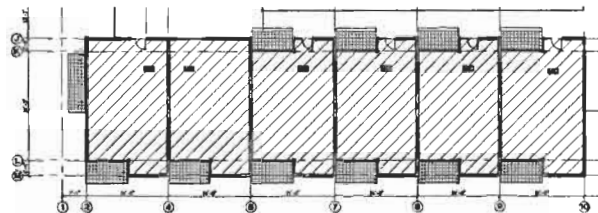


TOTAL FLOOR AREA: 3,079 SF
NO. OF RESIDENTIAL UNITS: 6

BUILDING A2 - SECOND FLOOR PLAN

AB_FP2.DWG

2

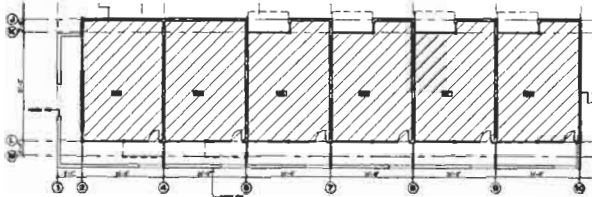


TOTAL FLOOR AREA: 3,399 SF
NO. OF RESIDENTIAL UNITS: 6

BUILDING A2 - FOURTH FLOOR PLAN

AB_FP4.DWG

4



TOTAL FLOOR AREA: 3,465 SF
NO. OF RESIDENTIAL UNITS: 6

BUILDING A2 - FIRST FLOOR PLAN

AB_FP1.DWG

1



ARCHITECTURE AND PLANNING
77 COLUMBIA - SIXTH FLOOR
SEATTLE, WA 98104
206.462.8857
206.462.8858 fax

CONSULTANTS

LANDSCAPE
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1425 North First Street
Second Floor
Phoenix, AZ 85004

CIVIL
Phoenix Engineering
7272 E. Indian School Rd. Suite 420
Scottsdale, AZ 85251

STRUCTURAL
Gustafson Consulting Engineers
1511 Third Avenue, Suite 323
Seattle, WA 98101

M/E/P ENGINEER
Pack & Kutz
1417 Fourth Avenue, Suite 400
Seattle, WA 98101-2200

SAFARI DRIVE
SCOTTSDALE ARIZONA

45-DR-2005#2

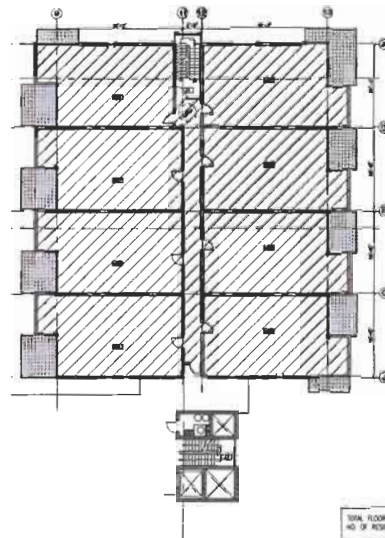
4/3/2006

DESIGN
REVIEW
BOARD

DATE	DATE
DATE	30 DECEMBER 2005
DRAWN	ME
CHECKED	SL
W/H PROJECT	2057
CAD FILE	AB_FP1.DWG

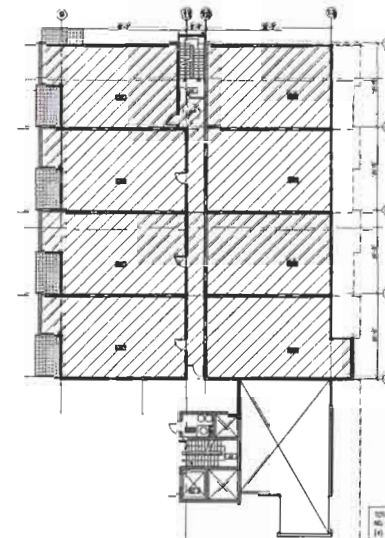
BUILDING A2
FLOOR PLAN
WORKSHEET

TOTAL BUILDING AREA: 42,731 SF.
NO. OF RESIDENTIAL UNITS: 36



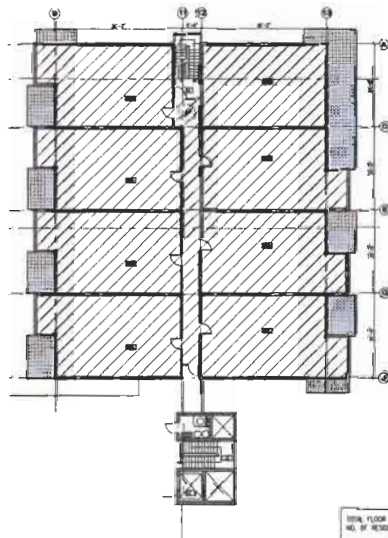
TOTAL FLOOR AREA: 6145 SF.
NO. OF RESIDENTIAL UNITS: 8
(8% INCLUDED IN GROSS FLOOR COUNT)

BUILDING A3 - FOURTH FLOOR PLAN
AB_FPA.DWG



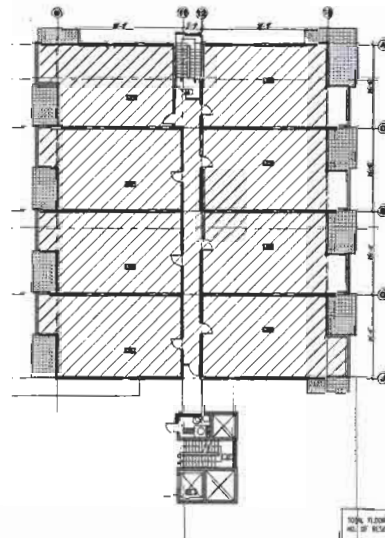
TOTAL FLOOR AREA: 7514 SF.
NO. OF RESIDENTIAL UNITS: 4
(4% INCLUDED IN GROSS FLOOR COUNT)

BUILDING A3 - SECOND FLOOR PLAN
AB_SFPA.DWG



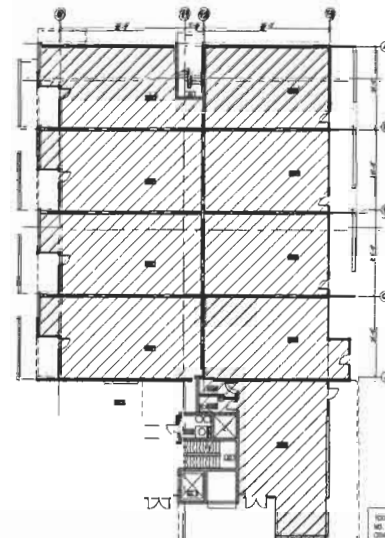
TOTAL FLOOR AREA: 6145 SF.
NO. OF RESIDENTIAL UNITS: 8
(8% INCLUDED IN GROSS FLOOR COUNT)

BUILDING A3 - FIFTH FLOOR PLAN
AB_FPS.DWG



TOTAL FLOOR AREA: 6145 SF.
NO. OF RESIDENTIAL UNITS: 8
(8% INCLUDED IN GROSS FLOOR COUNT)

BUILDING A3 - THIRD FLOOR PLAN
AB_TFP.DWG



TOTAL FLOOR AREA: 6274 SF.
NO. OF RESIDENTIAL UNITS: 8
(8% INCLUDED IN GROSS FLOOR COUNT)

BUILDING A3 - FIRST FLOOR PLAN
AB_FFP.DWG

MILLER HULL
ARCHITECTURE AND PLANNING

71 COLUMBIA - SIXTH FLOOR
SEATTLE, WA 98104
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MEP ENGINEER

Fleck & Karp
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Seattle, WA 98101-2700

SAFARI DRIVE
SCOTTSDALE ARIZONA

45-DR-2005#2

4/3/2006

DESIGN
REVIEW
BOARD

DATE	DATE
DATE	30 DECEMBER 2005
DRAWN BY	ML
CHECKED BY	ML
IN CHARGE	ML
DATE	30 DECEMBER 2005
DATE	30 DECEMBER 2005

BUILDING A3
FLOOR PLAN
WORKSHEET

TOTAL BUILDING AREA: 60,279 SF.
NO. OF RESIDENTIAL UNITS: 40

BUILDING B - FIFTH FLOOR PLAN 5

TOTAL FLOOR AREA: 9,329 SF.
NO. OF RESIDENTIAL UNITS: (11)
INCLUDED IN FOURTH FLOOR COUNT

BUILDING B - FOURTH FLOOR PLAN 4

TOTAL FLOOR AREA 61,528 SF
NO. OF RESIDENTIAL UNITS 10

BUILDING B- THIRD FLOOR PLAN
LFP:DWG

TOTAL FLOOR AREA	11,377 SF
NO. OF RESIDENTIAL UNITS	11

BUILDING B- SECOND FLOOR PLAN
LFP2.DWG

TOTAL FLOOR AREA 12,808 SF
NO. OF RESIDENTIAL UNITS 8
(7) INCLUDED IN FIRST FLOOR COUNT
OTHER: (1) RETAIL INCLUDED IN FIRST
FLOOR COUNT

BUILDING B - FIRST FLOOR PLAN
J_F01.DWG

TOTAL FLOOR AREA: 11,500 SF
NO. OF RESIDENTIAL UNITS: 12
OTHER: 1490 SF. RETAIL

71 COLUMBIA - SIXTH FLOOR
SEATTLE, WA 98104
206.652-6637
206.652.5990 fax

CONSULTANTS

LANDSCAPE

Floor & Associates
1425 North First Street

Second Floor
Riverside, NJ 07004

CIVIL.

Pantecore Engineering
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Scottsdale, AZ 85251

STRUCTURAL

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Seattle, WA 98101

MEP ENGINEER
Eck & Kutz

1417 Fourth Avenue, Suite
1000, New York, NY 10018

Journal, Vol. 10, No. 1, 1997

SAFARI DRIVE
SCOTTSDALE ARIZONA

45-DR-2005#2

4/3/2006

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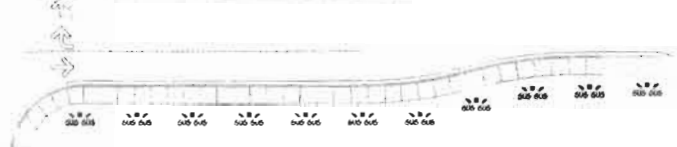
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DRAWN _____
CHECKED _____

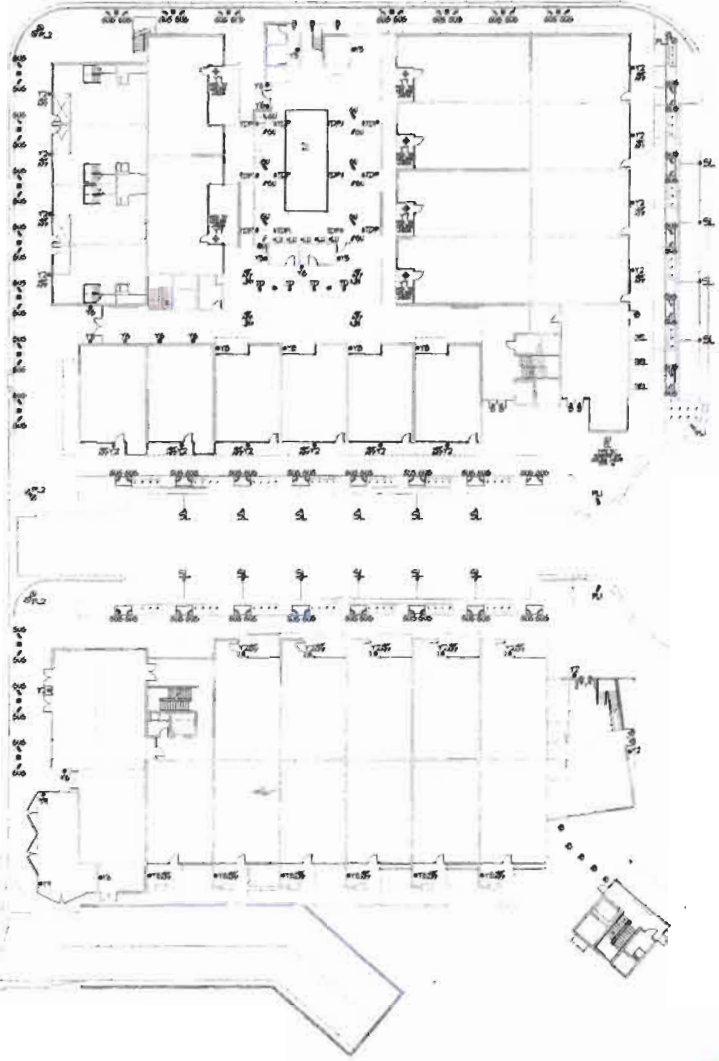
M/H PROJECT 12027
CAD FILE 1 (P) DWG

**BUILDING B
FLOOR PLAN
WORKSHEET**

ALO



COUNTINUE TREE UPLIGHTING
ON SOUTH SIDE OF SCOTTSDALE ROAD
WITH 1 TYPE 'GU' PER TREE TYPICAL



REVISIONS		
1		
2		
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SAFARI SITE PHASE 2 Site Lighting Plan Phase 2

CREATIVE DESIGNS LIGHTING



1900 E Indian School Rd.
Phoenix, Arizona 85016
602.248.7822
800.248.8386 fax
design@cdl.com

1978 27 2005
PLANS OF EXHIBITS

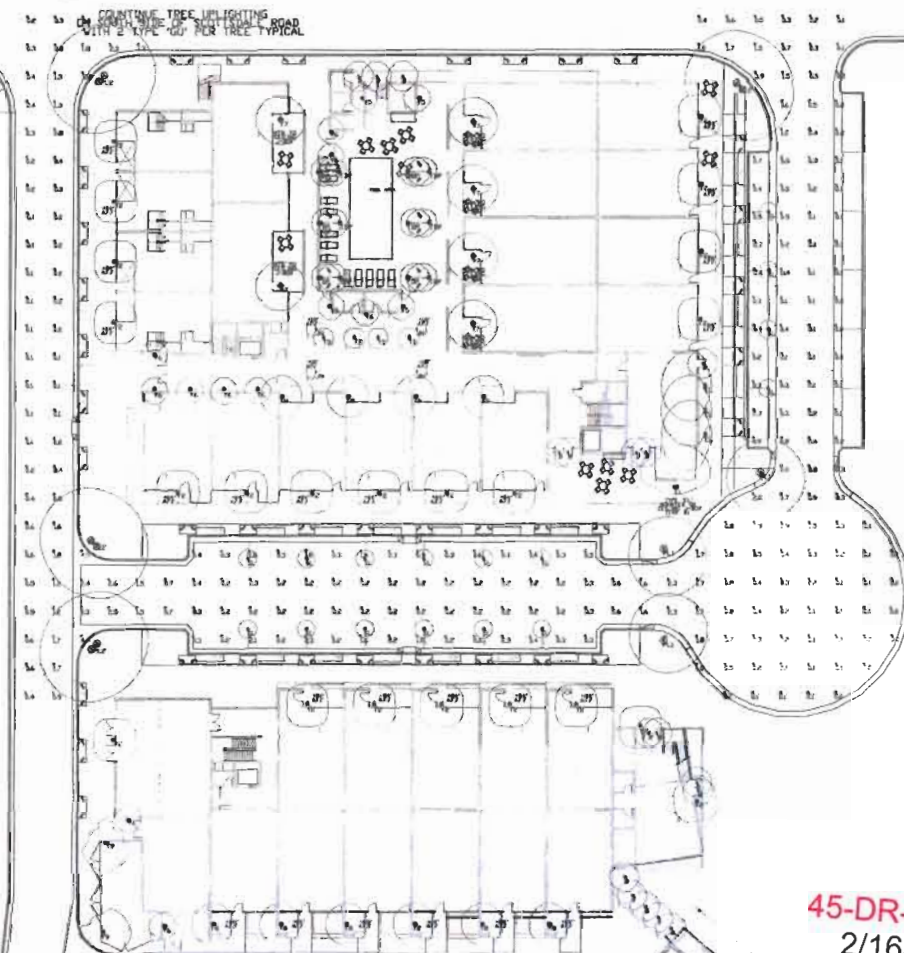
DESIGN BY	Brendon S.
CHECKED BY	Jeremy J.
DATE	DEC 11, 2005
SCALE	1" = 20'-0"
SHEET NUMBER	208 NUMBER
SHEET NO.	

AL1

45-DR-2005#2
2/16/2006

Level	Area	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
0	17	1	1	0.59	4.5	0.0	0.00	0.00
1	17	1	1	0.59	4.5	0.0	0.00	0.00
2	17	1	1	0.59	4.5	0.0	0.00	0.00
3	17	1	1	0.59	4.5	0.0	0.00	0.00
4	17	1	1	0.59	4.5	0.0	0.00	0.00
5	17	1	1	0.59	4.5	0.0	0.00	0.00
6	17	1	1	0.59	4.5	0.0	0.00	0.00
7	17	1	1	0.59	4.5	0.0	0.00	0.00
8	17	1	1	0.59	4.5	0.0	0.00	0.00
9	17	1	1	0.59	4.5	0.0	0.00	0.00
10	17	1	1	0.59	4.5	0.0	0.00	0.00
11	17	1	1	0.59	4.5	0.0	0.00	0.00
12	17	1	1	0.59	4.5	0.0	0.00	0.00
13	17	1	1	0.59	4.5	0.0	0.00	0.00
14	17	1	1	0.59	4.5	0.0	0.00	0.00
15	17	1	1	0.59	4.5	0.0	0.00	0.00
16	17	1	1	0.59	4.5	0.0	0.00	0.00
17	17	1	1	0.59	4.5	0.0	0.00	0.00

Level	Area	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
0	17	1	1	0.59	4.5	0.0	0.00	0.00
1	17	1	1	0.59	4.5	0.0	0.00	0.00
2	17	1	1	0.59	4.5	0.0	0.00	0.00
3	17	1	1	0.59	4.5	0.0	0.00	0.00
4	17	1	1	0.59	4.5	0.0	0.00	0.00
5	17	1	1	0.59	4.5	0.0	0.00	0.00
6	17	1	1	0.59	4.5	0.0	0.00	0.00
7	17	1	1	0.59	4.5	0.0	0.00	0.00
8	17	1	1	0.59	4.5	0.0	0.00	0.00
9	17	1	1	0.59	4.5	0.0	0.00	0.00
10	17	1	1	0.59	4.5	0.0	0.00	0.00
11	17	1	1	0.59	4.5	0.0	0.00	0.00
12	17	1	1	0.59	4.5	0.0	0.00	0.00
13	17	1	1	0.59	4.5	0.0	0.00	0.00
14	17	1	1	0.59	4.5	0.0	0.00	0.00
15	17	1	1	0.59	4.5	0.0	0.00	0.00
16	17	1	1	0.59	4.5	0.0	0.00	0.00
17	17	1	1	0.59	4.5	0.0	0.00	0.00



45-DR-2005#2
2/16/2006

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SAFARI SITE PHASE 2 Site Lighting Plan Photometrics

CREATIVE DESIGNS LIGHTING
CDL

1900 E Indian School Rd.
Phoenix, Arizona 85018
602.248.7022
602.248.8336 fax
design@cdl.com

1978 27 2005
YEARS OF EXCELLENCE

DRAWN BY
Brandon S.
CHECKED BY
Jeremy J.
DATE
Dec. 22, 2005
1" = 20'-0"
JOB NUMBER
SHEET NO.

AL2

45-DR-2005#2
2/16/2006

REVISIONS		
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5		

SAFARI SITE PHASE 2 **Site Lighting Plan** **Cutsheets**

CREATIVE DESIGNS LIGHTING



1800 E Indian School Rd.
Phoenix, Arizona 85018
602.268.7822
602.268.8266 fax
design@cdl.com

1978 27 2005
YEARS OF EXPERIENCE

DRAWN BY
Brendon S.
CHECKED
Jeremy J.
DATE
Dec 22, 2005
BY
N.T.S.
JOB NUMBER
SHEET NO.

AL3

TYPE B

LVH4

Architectural

Product Information

Specifications

Notes

REFLECTORS AND TRIMS TYPE B

Architectural

Product Information

Specifications

Notes

TYPE B1

Architectural

Product Information

Specifications

Notes

TYPE B2

Architectural

Product Information

Specifications

Notes

TYPE B3

Architectural

Product Information

Specifications

Notes

TYPE B4

Architectural

Product Information

Specifications

Notes

TYPE B5

Architectural

Product Information

Specifications

Notes

TYPE B6

Architectural

Product Information

Specifications

Notes

94 LINE

940 RECESSED BRICKLIGHTS

Product Information

Specifications

Notes

94 LINE

940 RECESSED BRICKLIGHTS

Product Information

Specifications

Notes

TYPE B7

Architectural

Product Information

Specifications

Notes

TYPE B8

Architectural

Product Information

Specifications

Notes

TYPE B9

Architectural

Product Information

Specifications

Notes

TYPE B10

Architectural

Product Information

Specifications

Notes

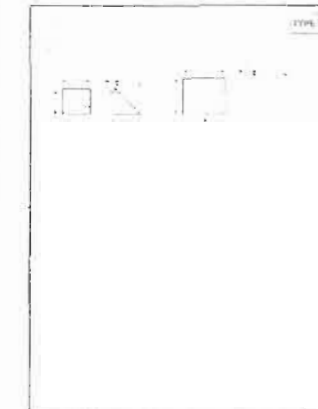
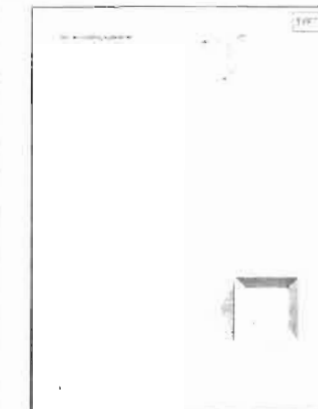
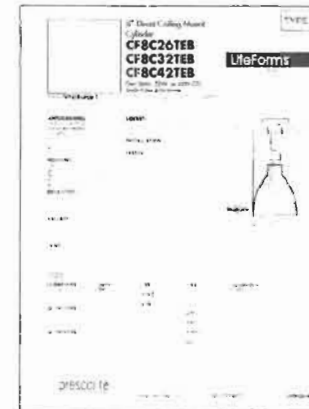
TYPE B11

Architectural

Product Information

Specifications

Notes



REVISING	DATE	BY	CHKD
1			
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4			
5			

SAFARI SITE PHASE 2 Site Lighting Plan Cutsheets



1905 E Indian School Rd
Phoenix, Arizona 85016
602.248.7822
602.248.8308 fax
design@cdl.com

1978 27 2005
YEARS OF EXCELLENCE

DESIGN BY
Shannon S.
CHECKED
Jeremy J.
DATE
Dec 22, 2005
SCALE
N.T.S.
JOB NUMBER

SHEET NO.
AL4

45-DR-2005#2
2/16/2006

Riverwalk Condominiums Phase 2
4601 N. Scottsdale Rd.
Scottsdale

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u>INTERIOR & EXTERIOR HOSE VALVES REQUIRED</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 2500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x TBD (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD GP2 TO RESID. SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. - Fire Fighter emergency service elevator of 42 sq. ft. (6X7) interior car dimensions, shall be accessible from each level with recall. one per building.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Riverwalk Condominiums-Phase 2 45-DR-2005#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Miller Hull with a date provided on the plans by City Staff of 4/3/2006
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Miller Hull with a date provided on the plans by City Staff of 4/3/2006
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Miller Hull with a date provided on the plans by City Staff of 2/16/2006
 - d. Exterior lighting fixtures shall be consistent with the plans by Creative Design Lighting with a date provided on the plans by City Staff of 2/16/2006

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. The roof mounted equipment and screening area of each building shall not exceed 10 percent of the gross floor area in accordance with the Zoning Ordinance.

ATTACHMENT B

SITE DESIGN:**Ordinance**

B. A minimum of 1 van accessible parallel parking stall shall be provided on Safari Drive.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
11. Soil depth over the parking garage shall be modified to accommodate mature trees and landscaping. The minimum soil depth for trees shall over the parking garage shall be 3 feet.
12. No trees shall be in public utility easements. Nor shall they be within seven feet of a water line or sewer line. A minimum of ten feet of separation is also required from existing / new transformer location.
13. The developer shall provide, 1 mature tree for every 300 square feet of provided landscaping. Mature trees shall be 4-inch caliper for single trunk trees; 2.5-inch average for multi-trunk forms; and 20-feet trunk height for palms.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. The individual luminaire lamp shall not exceed 250 watts.
15. *Upward pointing fixtures with HID lamps shall be prohibited.*
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 10.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. In-grade up lighting shall utilize lamps that do not exceed 40 watts, and shall be utilized to only illuminate the walkways between buildings.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- f. Building mounted fixtures that do not meet IESNA requirements for full cutoff shall utilize lamps other than High Intensity Discharge (HID) lamps.

Landscape Lighting

- g. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
- h. Landscaping lighting shall only be utilized to accent plant material.
- i. All landscape lighting directed upward, shall be aimed away from property line.
- j. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- k. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
18. A minimum of four bike parking spaces (two U-shaped rungs) shall be provide adjacent to the retail building.

Ordinance

- C. The number of bike parking racks shall be provided in accordance with the Zoning Ordinance.
- D. The location of the bike parking shall be located in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- E. At the time of review, the applicable zoning, and DRB, case(s) for the subject site were: 35-ZN-1988, 65-ZN-1992, 65-ZN-1992#2, 65-ZN-1992#3, 65-ZN-1992#4, 65-ZN-1992#5 45-DR-2005

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. Architectural site plan submitted by Miller Hull with a date provided on the plans by City Staff of 4/3/2006.
23. Preliminary drainage report by "Pentacor" dated 2-7-2006.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Add an exhibit to the drainage report to show all the existing and proposed drainage facilities and to demonstrate the flood zones "A" and "X".
 - c. All off-site drainage that may affect this site shall be discussed in the final drainage report.
 - d. Demonstrate consistency with the approved master drainage plan and report as submitted in phase one.
 - e. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - f. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

- g. The final drainage report shall be in conformance with all requirements set forth by the City of Scottsdale drainage department.
 - h. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the approved storm water storage waiver as discussed in the preliminary drainage report by "Pentacor" dated 2-7-2006.
 - i. This design proposal shall be in close conformance with all requirements set forth in the 65-DR-92#5 zoning case.
25. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance**F. Underground Stormwater Storage:**

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

G. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

- 26. This design proposal shall be in close conformance with all requirements set forth in the 65-DR-92#5 zoning case and 45-DR-05.
- 27. The developer shall construct directional ramps at all intersections and at 72nd Place and Safari drive driveway locations per City of Scottsdale Supplement to MAG Standard Detail requirements.
- 28. The developer shall be responsible for construction of all the necessary improvements to the Fashion Square intersection as required per the zoning stipulations for this case. The Fashion Square intersection shall have a left/through lane and a right-turn lane, to be aligned with the existing lanes across Scottsdale road as closely as possible.
- 29. The developer shall construct sidewalk connection from this site to Scottsdale Road and to the Fashion Square intersection.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

- 30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

31. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual, published June 2004.
32. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location.
33. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**I. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

K. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

34. With the final plans submittal, the developer shall show the refuse enclosures when positioned at surface level to ensure it accessible by the refuse truck. The refuse vehicles must not be made to backtrack more than 35 feet. This site must meet the required number of refuse enclosures as required by the City of Scottsdale.
35. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.

- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- L. Refuse enclosures and pick up shall comply with the methodology approved by the Sanitation Division with the Phase 1 application for Phases 1 and 2.
- M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 36. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

- 38. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

- 40. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

42. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.